

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Holy Cross Hospital, Inc.

**Case #:** 22-R-04

**Date:** February 24, 2004

**Comments:**

Please Contact Tim Welch for Engineering Comments.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Holy Cross Hospital, Inc.

**Case #:** 22-R-04

**Date:** February 24, 2004

**Comments:**

1. Flow test required.
2. Show hydrant location
3. Floor plans required
4. story buildings require fire sprinklers. Show fire main, hydrant, DDC and FDC on the Civil plan.

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**Division:** Info. Systems

**Member:** Gary Gray  
954-828-5790  
954-828-5762

**Project Name:** Holy Cross Hospital, Inc.

**Case #:** 22-R-04

**Date:** February 24, 2004

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Holy Cross Hospital, Inc.

**Case #:** 22-R-04

**Date:** February 24, 2004

**Comments:**

1. It appears that current Code requirements for the existing vehicular use areas need to be met. For instance, peninsula tree islands need to have a minimum 8' wide landscape area. Also, verify the status of the backout parking, which would be currently prohibited.
2. As far as the proposed V.U.A., there is a minimum 2 ½' wide landscape buffer required where a V.U.A. adjoins an abutting property. Also, a 5' minimum, with a 10' average, buffer required where the V.U.A. adjoins an abutting R.O.W. The plans exhibit deficiencies.
3. As per Sec. 47-21.10, a minimum of 35% of the gross lot square footage is to be provided as landscape in the RMM-25 zoning district..
4. Regarding Tree Preservation Ordinance requirements, there appears to be insufficient pervious area to support the large West Indian Mahogany shown to remain. The Site Plan needs to be modified as required to allow this tree to remain in place with sufficient landscape base area. An Arborist report may be required to determine requirements.
5. 3" cal trees require a pervious planting area with a minimum width of 15'; 2"-3" cal.trees require 8'. The Landscape Plan shows deficiencies.
6. Make sure that at least ½ of the street trees are shade trees.
7. The "Landscape Data" sheet indicates there is a deficiency in the required V.U.A. landscape area. (20% of the gross VUA is to be provided as landscape area.
8. Make sure the 12 3" cal. VUA shade trees are evenly divided between interior and perimeter areas.

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9. Verify that applicable residential bufferyard requirements are met.
10. Indicate any utilities that would affect proposed planting on the Landscape Plan.  
A separate utility plan may be required.
11. Signoff plans to be sealed by the Landscape Architect.
12. Other comments may be made at meeting. -

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**Division:** Planning

**Member:** Don Morris  
954-828-5265

**Project Name:** Holy Cross Hospital, Inc.

**Case #:** 22-R-04

**Date:** February 24, 2004

**Comments:**

1. Board of Adjustment (BOA) approval to allow a commercial parking lot will be required prior to final DRC approval.
2. Provide a point-by-point text narrative of how this proposal meets Adequacy Requirements of Section 47-25.2.
3. Show existing building elevations and location of mechanical equipment.
4. Discuss closure of access on NE 46<sup>th</sup> Street with engineering representative.
5. Discuss the vacation of the existing utility easement that bisects the building with engineering representative.
6. Back out parking would not be normally permitted as shown on NE 47 Street. Discuss maintaining the existing back out parking with zoning representative.
7. Provide the minimum requirement of perimeter landscaping along the south property line pursuant to Section 47-21.9.A.2.a. A minimum width of 5', with an average width of 10' is required along vehicular use areas that abut the street.
8. Provide the minimum of 2.5' wide landscape area between the pavement and the east property line pursuant to Section 47-21.9.A.2.b.
9. Show outline, height and uses of adjacent structures on the site plan.
10. All private drives shall comply with engineering standards (47-20.5 (B)). Discuss standards with engineering representatives.
11. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.

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12. Consider relocating street trees south of the sidewalk along NE 46<sup>th</sup> Street.  
Discuss feasibility with landscape representative.
13. Landscaping shall conform to Section 47-21. Discuss landscape improvements  
with landscaping representative.
14. Additional comments may be forthcoming.

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<b>Division:</b>	Police	<b>Member:</b>	Det. C. Cleary-Robataille 954-828-6419
<b>Project Name:</b>	Holy Cross Hospital, Inc.	<b>Case #:</b>	22-R-04
<b>Date:</b>	February 24, 2004		

**Comments:**

1. Lighting should meet the standards set by the IESNA.
2. Landscaping should not interfere with parking lot lighting. Tree canopies should not obstruct illumination from lighting fixtures.
3. Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.
4. Please submit comments in writing prior to DRC sign-off.



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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Holy Cross Hospital, Inc.

**Case #:** 22-R-04

**Date:** February 24, 2004

**Comments:**

1. Pursuant to section 47-5.19 List of permitted and conditional uses, parking facilities are not listed as a permitted use. An application for a use variance to the Board of Adjustments for review and approval is required.
2. Discuss the closure of the ingress and egress to and from N. E. 46<sup>th</sup> St. with the applicant.
3. Buffer wall shall be located on the property line adjacent to the residentially zoned and used property. Provide design details of the wall.
4. Discuss providing a wall along N.E. 46<sup>th</sup> St.
5. Photometric lighting values shall extend to the residentially zoned and used property line and shall not exceed one half footcandle pursuant to section 47-20.14.
6. Discuss 12' utility easement located under the existing building with the applicant.
7. Dimension handicap parking spaces and access aisles.
8. Provide setback dimensions for the light fixtures on the site and lighting plan pursuant to section 47-19.2.R.
9. Additional comments may be discussed at the DRC meeting.